



SINGLE TENANT INVESTMENT GRADE OFFERING

305 N FRONT ST | HARRISBURG, PA



WWW.LANDMARKCR.COM
(717) 731.1990





OFFERING HIGHLIGHTS

- Single tenant +/- 55,000 SF professional office property with rare on-site covered parking
- **New long term 10 year lease extension** with investment grade credit rated tenant
- The Offering includes revenue from the fully leased 3 story office condos in the building and 108 covered parking space condos located on the first 3 stories of the building
- Prestigious riverfront location with unique design that offers open terraces on upper office levels that overlook Susquehanna River, Riverfront Park, FNB Field, and City Island
- Excellent location in the heart of Harrisburg's Central Business District within walking distance to Dauphin County Courthouse, PA State Capitol Complex, new Federal Courthouse, Harrisburg University, Whitaker Arts Center, and Strawberry Square mixed use complex
- Easy access to: 

OFFERING SUMMARY

ADDRESS	305 N Front Street Harrisburg, PA 17101
BUILDING SIZE	+/-55,000 SF
BUILDING TYPE	Professional Office
LOT SIZE	1.20 Acres
FLOORS	6
PARKING	108 Covered Spaces* plus 5 street spaces
PARKING DESCRIPTION	On-Site Covered Structure
YEAR BUILT/RENOVATED	1989/2021
PRICE	\$14,950,000
CAP RATE	7.65%
NOI	\$1,143,333 (Year 1)
SUBMARKET	Harrisburg East
COUNTY	Dauphin
MUNICIPALITY	City of Harrisburg
ZONING	Riverfront (RF)
APN	04-038-319, 04-038-320, 04-038-321**
PROPERTY TAXES	\$246,976 (2025)***

* 108 Parking spaces are individual condo parcels in attached 3 level parking deck

** Sale includes 3 office condos and 108 parking space condos each with own APN

*** Property Taxes includes all condo units

OFFERING DESCRIPTION

This exceptional +/- 55,000-square-foot single-tenant professional office property presents a rare investment opportunity in the heart of Harrisburg's Central Business District. Fully leased to an investment grade credit-rated tenant (Moody's: A2), the offering includes a long term 10-year lease extension to be executed at settlement, ensuring long-term stability as it serves as the Tenant's regional administrative headquarters through August 31, 2025. The six-story building consists of three lower levels of covered parking with each space being individually parceled and three stories of office condos. The offering includes the three fully leased office condominiums and 108 of the parking space condos that are leased and generate additional revenue.

The one of a kind building was thoughtfully designed to complement Harrisburg's historic district, it features brownstone-colored precast concrete with sandblasted accent panels, creating a timeless aesthetic that integrates seamlessly with its surroundings. Positioned along the prestigious riverfront, the property offers open terraces on the upper office levels, providing stunning views of the Susquehanna River, Riverfront Park, FNB Field, and City Island. The location is unparalleled, within walking distance to the Dauphin County Courthouse, the Pennsylvania State Capitol Complex, the new Federal Courthouse, UPMC Harrisburg Hospital Campus, Harrisburg University, Whitaker Arts Center, and the Strawberry Square mixed-use complex. Additionally, the property offers exceptional regional accessibility with easy connections to I-83, the Pennsylvania Turnpike (I-76), US-22, US-322, US-11, US-15, and I-81. This prestigious asset combines a high-profile location, credit tenancy, and secure covered parking, making it an outstanding addition to any investment portfolio.





305 N FRONT STREET
HARRISBURG, PA

INVESTMENT PROPERTY
FOR SALE



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
JGRACE@LandmarkCR.com
C: 717.421.1943

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
MCURRAN@LandmarkCR.com
C: 717.805.9277

JESSICA LILLY, MBA
SENIOR ASSOCIATE
JLILLY@LandmarkCR.com
C: 717.571.4324



LANDMARKCR.COM



305 N FRONT STREET
HARRISBURG, PA

INVESTMENT PROPERTY
FOR SALE

FINANCIAL INFORMATION

PROPERTY OWNERSHIP TYPE	Fee Simple Condos
PROPERTY USE	Professional Office
TENANCY	Single
BUILDING SIZE	54,915 SF
OCCUPANCY	100%
PARKING SPACES	108
OWNERSHIP TYPE	Fee Simple Condos
SPACES LEASED	100%
PRICE	\$14,950,000
NOI (Starting 9/1/25)	\$1,143,333 (Year 1)
CAP RATE	7.65%
LEASE TYPE	Full Service
GUARANTEE	Corporate
TENANT CREDIT	Moody's:A2
ESCALATIONS	3% Annually
LEASE EXPIRATION	August 31, 2035*
ORIGINAL MOVE IN DATE	September 1, 2019

Contact Listing Agent for
Confidentiality Agreement
to review complete
offering details

* 10 year lease extension to be executed at settlement

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
JGRACE@LandmarkCR.com
C: 717.421.1943

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
MCURRAN@LandmarkCR.com
C: 717.805.9277

JESSICA LILLY, MBA
SENIOR ASSOCIATE
JLILLY@LandmarkCR.com
C: 717.571.4324

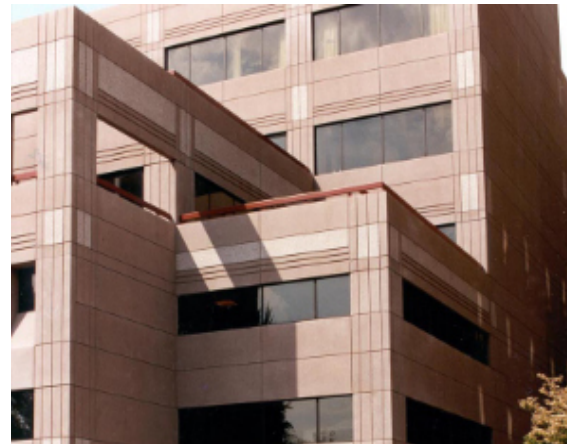


LANDMARKCR.COM



305 N FRONT STREET HARRISBURG, PA

INVESTMENT PROPERTY
FOR SALE



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
JGRACE@LandmarkCR.com
C: 717.421.1943

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
MCURRAN@LandmarkCR.com
C: 717.805.9277

JESSICA LILLY, MBA
SENIOR ASSOCIATE
JLILLY@LandmarkCR.com
C: 717.571.4324



LANDMARKCR.COM



305 N FRONT STREET
HARRISBURG, PA

INVESTMENT PROPERTY
FOR SALE



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
JGRACE@LandmarkCR.com
C: 717.421.1943

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
MCURRAN@LandmarkCR.com
C: 717.805.9277

JESSICA LILLY, MBA
SENIOR ASSOCIATE
JLILLY@LandmarkCR.com
C: 717.571.4324



LANDMARKCR.COM



305 N FRONT STREET
HARRISBURG, PA

INVESTMENT PROPERTY
FOR SALE

AERIAL



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
JGRACE@LandmarkCR.com
C: 717.421.1943

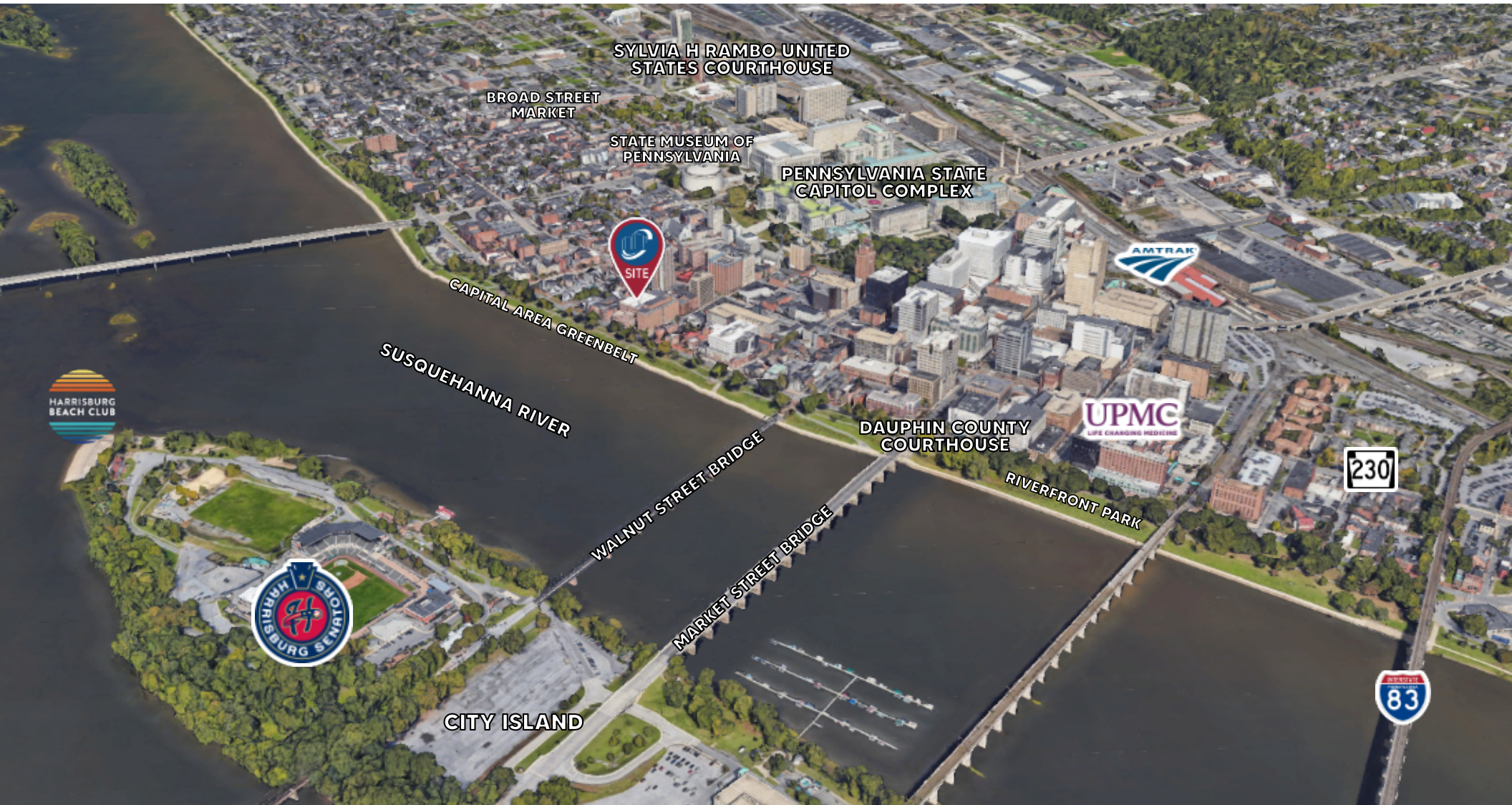
MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
MCURRAN@LandmarkCR.com
C: 717.805.9277

JESSICA LILLY, MBA
SENIOR ASSOCIATE
JLILLY@LandmarkCR.com
C: 717.571.4324



LANDMARKCR.COM

LOCATION MAP





305 N FRONT STREET HARRISBURG, PA

INVESTMENT PROPERTY
FOR SALE

ABOUT THE AREA

DAUPHIN COUNTY is located in south-central Pennsylvania, and is home to the state capital in Harrisburg. It is a region filled with opportunity, diversity, and an exceptional quality of life. It is a natural location for the state capital and is a critical hub for east coast transportation systems as a convergence point in the Boston-to-Richmond northeast corridor. Positioned to provide cost effective access to eastern US markets while maintaining a superior living environments, Dauphin County is known as a choice location of business and industry.

Harrisburg, the Capital City, is the urban nucleus of Dauphin County. The city has been the county seat since 1785 and Pennsylvania's capital since 1812. Beautifully situated on the mile-wide Susquehanna River and back-dropped by the Blue Ridge Mountains, Harrisburg has merged big-city influence and sophistication with small-town friendliness and charm.

The upper tier of Dauphin County provides a quiet county setting with quaint towns lying in pristine mountain valleys. Several national companies have located here due to availability of land, an established workforce of people committed to quality work, and a proximity to interstate highways, including several new road projects that are planned or underway. Dauphin County serves as a major distribution hub for many companies servicing the east coast's top metropolitan markets. Dauphin County is the home of Tyco Electronics/AMP, Hershey Chocolate USA and Hershey Amusement Park.

In contrast, the county's southern portion is much more urbanized in and around Harrisburg and Hershey. This region boasts a number of economic development resources including Harrisburg International Airport, the New Baldwin Corridor Enterprise Zone which spans seven municipalities, over 20 major industrial parks and office districts, a well developed highway system, as well as main line Amtrak passenger service and an intermodal terminus for double stack rail freight.



2025 ESTIMATED
POPULATION

288,176

DEMOGRAPHICS



39.2

MEDIAN
AGE



\$85,105

AVERAGE
HOUSEHOLD
INCOME



19.4
MINUTES

AVERAGE
TRAVEL TIME
TO WORK



189,953

EST TOTAL
EMPLOYEES
(ALL INDUSTRIES)

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
JGRACE@LandmarkCR.com
C: 717.421.1943

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
MCURRAN@LandmarkCR.com
C: 717.805.9277

JESSICA LILLY, MBA
SENIOR ASSOCIATE
JLILLY@LandmarkCR.com
C: 717.571.4324



LANDMARKCR.COM

10



305 N FRONT STREET
HARRISBURG, PA

INVESTMENT PROPERTY
FOR SALE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, develop ability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and Investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the part including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at to increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.



INVESTMENT GRADE INVESTMENT OPPORTUNITY

For More Information Contact:

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
E: JGRACE@LANDMARKCR.COM
C: 717.421.1943

MICHAEL CURRAN, SIOR
PRESIDENT & EXECUTIVE MANAGING DIRECTOR
E: MCURRAN@LANDMARKCR.COM
C: 717.805.9277

JESSICA LILLY, MBA
SENIOR ASSOCIATE
E: JLILLY@LANDMARKCR.COM
C: 717.571.4324

LANDMARK COMMERCIAL REALTY
425 N 21st STREET, SUITE 302
CAMP HILL, PA 17011
P: 717.731.1990 F: 717.731.8765

